

## PROJECT SUMMARY

SNC Reference Number  
(enter if previously assigned)

**080173**

**County:** Tulare

**Applicant:** Sequoia Riverlands Trust

**Project Title:** Craig Ranch Acquisition: Protecting Critical Land & Water Resources in the Kaweah River Watershed

### PROJECT GOAL

With strategic funding from the Sierra Nevada Conservancy, Sequoia Riverlands Trust (SRT) seeks to purchase the 100-acre Craig Ranch in Three Rivers, California, permanently protecting its historic, recreational and ecological resources.

### PROJECT SCOPE

Craig Ranch features 0.5 miles of picturesque Salt Creek as it flows from its origins in the giant sequoia groves of the Bureau of Land Management's Case Mountain *Area of Critical Environmental Concern* to the main fork of the Kaweah River just below the ranch. Blue oak woodlands in upland areas of the ranch connect to an expanse of this important habitat type on adjoining Bureau of Land Management lands. Nearby homes on one-acre lots serve as a reminder of the ranch's vulnerability to subdivision and development.

Craig Ranch provides an important recreational public access point to 10 miles of Bureau of Land Management trails for mountain biking, horseback riding and hiking. Acquisition of the Craig Ranch would enable improvements to parking at the existing trailhead, reducing conflicts with local homeowners. It could also enable addition of a second public access point.

The St. Anthony Retreat conference center adjoins Craig Ranch to the north and draws participants from around the region. The Retreat is currently engaged in a major expansion of facilities for youth education on land previously donated by Ollie Craig (now deceased). SRT envisions new, exciting outdoor education and recreation partnerships with St. Anthony Retreat, Bureau of Land Management and local schools.

SRT, in partnership with The Nature Conservancy, developed a phased conservation plan for the southern Sierra Nevada and San Joaquin Valley to protect the biological richness of this unique area. This science-based plan provides the foundation from which the land trust makes decisions regarding priority land conservation activities. Craig Ranch, with its high-quality riparian corridor, intact blue oak woodlands, connection to protected federal land, education opportunities, public access for recreation and contribution to area tourism and quality of life make this property worthy of immediate protection.

SRT or the seller will complete an appraisal, environmental due diligence and initial purchase and sale agreement. SRT requests funding from Sierra Nevada Conservancy to acquire this signature piece of the Sierra landscape and to coordinate the transaction.

### LETTERS OF SUPPORT

Fr. John Griesbach, Retreat Director, St. Anthony Retreat  
Johanna Kamansky, President, Sequoia Foothills Chamber of Commerce

Steve Larson, Assistant Field Manager for Resource, Bureau of Land Management  
 Allen Ishida, District 1 Supervisor, Tulare County Board of Supervisors  
 Dale Lincoln, neighboring landowner

### **SNC PROJECT DELIVERABLES AND SCHEDULE**

<b>DETAILED PROJECT DELIVERABLES</b>	<b>TIMELINE</b>
Convey P & S agreement to seller	By 9/15/08
Execute P & S agreement; open escrow	By 10/1/08
Obtain Preliminary Title Report	By 10/8/08
Complete Feasibility Period	By 11/15/08
Provide Notice of Funding to seller	By 4/1/09
Lot line adjustment(s) for parcels transferred by Trustee	By 5/15/09
Re-appraise per final configuration of property	By 6/15/09
Closing	By 9/1/09
Report to SNC on performance measures	By 10/15/09

### **SNC PROJECT COSTS**

<b>PROJECT BUDGET CATEGORIES</b>	<b>TOTAL SNC FUNDING</b>
Direct Personnel Expenses	\$11,525
Mileage	\$575
Supplies & Printing	\$250
Consultants	\$9,800
(includes SRT Executive Director, attorney services, re-appraisal)	
Closing Costs	\$1,000
Purchase Price for Acquisition	\$921,000
<b>SNC GRANT TOTAL</b>	<b>\$944,150</b>